

Session 15-01 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:31 p.m. on January 19, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS PAINTER, ROBL, CASTNER AND WYTHE

DESIGN TEAM: DALE SMYTHE, STANTEC (TELEPHONIC)

STAFF: DAN NELSEN, PROJECT MANAGER
CAREY MEYER, PUBLIC WORKS DIRECTOR
RENEE KRAUSE, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the December 10, 2014 Regular Meeting
Chair Castner requested a motion to approve the minutes as presented.

PAINTER/WYTHE – SO MOVED.

There was no discussion.

The minutes were approved by consensus of the Committee.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA (*3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on*)

There was no public comment.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported that City Council at the January 12, 2015 meeting approved the recommendations from the committee and amended Resolution 15-007 to include extending the committee until the project was concluded or the committee was otherwise dissolved by Council and expanded the scope of work to include advising Council on all further phasing of design and construction. Council additionally agreed to fund design to 35% but did not designate a funding source.

Mayor Wythe then reported that Council postponed action on Resolution 15-004 to re-appropriate the funding received for Waddell Way Road Construction project for the Public Safety Building due to

recent legislative actions postponing or canceling projects indefinitely by Governor Walker that did not have Federal Funding attached.

There was a brief discussion.

B. Staff Status Reports – Carey Meyer

Chair Castner stated that he believes that they have funds remaining from the original amount funded by Council and that the committee should reassess the budget to get them to 35% design.

Dale Smythe, Stantec, reported that not much progress or work has been done on the project in the past three weeks and he would need to confer with Ms. Noble to confirm funding options that are available.

Public Works Director Meyer provided a synopsis of the memorandum from staff that was included in the packet.

Chair Castner stated he wanted to get right on the drawings and confirmed with Mr. Smythe that Stantec has a civil person in house. Chair Castner continued by reporting he was on site recently and believed that there was going to be more of a “cut” than he first figured so he would like to see civil drawings right away.

Public Works Director Meyer did state that the earthwork was a number that they just threw in by gut feeling. Mr. Smythe agreed that real survey data was needed even if it was just building corners. Mr. Meyer further noted that a couple of bore holes were needed. He also commented that the weather being what it is they should get that done right away taking advantage of the break in the weather.

Mr. Smythe responding to a question regarding costs from Mayor Wythe stated that a site survey would range \$7000-10000 as it depends on what it exactly was being asked for such as the number of holes; the survey could be done in house, but geo-technical would be approximately \$15,000 so total costs could be \$25,000. Stantec cannot perform geotechnical. Mr. Smythe is waiting for direction from the City and also stated this was the time to get with Cornerstone also.

WYTHE/ROBL - MOVED THAT THE COMMITTEE DIRECT STANTEC TO MOVE FORWARD AND PROCEED WITH GETTING THE SURVEY AND GEOTECHNICAL WORK STARTED ACCESSING THE REMAINING FUNDS PREVIOUSLY ALLOCATED.

There was additional discussion on the costs to perform the survey and geotechnical bores and negotiating those costs.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mr. Meyer then asked the committee about the funding for Waddell Way stating that he is prepared to start that project. Mayor Wythe implied that he should bring that question before Council but from the

committee's perspective they still planned on getting those funds transferred to the Public Safety Building project.

A discussion supervened between staff and members of the committee regarding the Waddell Way Project and funding.

PUBLIC HEARING

There was no public hearing.

PENDING BUSINESS

A. Public Involvement Plan and Strategies Discussion

1. Supplemental Strategies
2. Project Contact List

Mr. Smythe provided a status report on the efforts of Ms. Noble and Ms. Doyle regarding a list of potential funding sources and with some of the pros and cons. He noted that there were several items that were not performed or bypassed by the group. He will request that his staff update the chart and forward to Ms. Krause for the next meeting.

Mayor Wythe requested a copy of the information regarding the funding as she has not seen any of that information. Mr. Meyer responded that he did not see a silver bullet that would solve our funding problem.

A brief discussion ensued regarding the information compiled by Katie Koester and Meredith Noble and Mr. Meyer apologized that the information did not make the packet will locate the memorandum and forward to Ms. Krause so she could distribute to the

Chair Castner asked about demolition of building used by City of Homer Maintenance personnel and for storage. A brief discussion on the demolition and abatement costs that may be involved in the demolishing of that one building plus the occupancy of the HERC by city personnel.

Mr. Smythe stated that they have personnel whom reviewed the cost for abatement and previously did some research on the abatement costs involved. This amount included trucking since Homer did not have a landfill. Mayor Wythe questioned if the cost would be minimal to get those details for disposal and abatement. Mr. Smythe responded that the costs would be nominal.

WYTHE/PAINTER - MOVED THAT STANTEC PROVIDE A DEMOLITION AND ABATEMENT COST ESTIMATE FOR THE BUILDING CURRENTLY OCCUPIED BY CITY PERSONNEL FOR THE NEXT MEETING.

There was a brief discussion on details of the costs to demolish the smaller building.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

In reference to the drawings showing the departure area across the wetlands for the Fire Department, Chair Castner would like some discussion since there has been discussion on opening up the creek by other groups.

Discussion ensued with an appropriate and cost effective method of crossing the creek that would hold up to the weight of the fire apparatus and heavy use and could be part of the 1% for Art; previously anticipated public involvement process, updating the supplemental strategies chart and obtaining additional civil drawings before getting involved with bond preparation.

Mayor Wythe apprised Mr. Smythe that a separate group was looking into separate solution to the recreational needs and desires of the community with the City being the main funding source.

NEW BUSINESS

A. Memorandum from Dan Nelsen, Project Manager re: CM/GC Progress Update, Conceptual Cost Estimate and Updates to Conceptual Design Drawings

Discussion by the committee included the following:

- Civil drawings will depict utilities location
- The structure wall will act as the retaining wall on the south side of the building
- There would be no additional retaining wall needed
- Prisoner access was on the north easterly side of the facility while the public entrance was located on the south westerly side of the facility
- The building location would shift toward the south eastern corner of the property moving it closer to Pioneer/Sterling Highway corner.
- Minimum fill material if any would be needed. It was described as more of a “flip”
- Drainage issues would be addressed by implementing retention/drainage ponds and directing drainage to the creek

There were no comments or questions on the memorandum as presented.

B. Memorandum from Deputy City Clerk re: Next Meeting Date and Deliverables

The committee discussed not having a meeting in February but after review of members schedules it was determined that Tuesday, February 17, 2015 at 5:30 p.m. in the Conference Room would be the best date. Mr. Smyth agreed that he could have the requested documents and information ready for the meeting. Packet deadline is Wednesday, February 11, 2015.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Resolution 15-007(A) Approving the Recommendations of the Committee
- D. Memorandum 15-007 to City Council re: Project Status, Recommendations on How to Proceed and Conceptual Design Status Report
- E. Resolution 15-004, Requesting Reappropriation of the Funding for Waddell Way

There were no comments on the informational items.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

There were no comments from staff present

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe had no comments.

COMMENTS OF THE CHAIR

Chair Castner remarked that he will be attending the next Rotary meeting with Chief Robl and speaking about the project. He is hoping it will kick off some community enthusiasm for the project.

COMMENTS OF THE COMMITTEE

Chief Painter stated that he took exception to the inclusion of any reference or suggestion regarding a combined or reorganized Fire/EMS response duties in Memorandum 15-007. He stated that this item was not before the committee and felt it was inappropriate to even comment on the issue. Just the fact the City Council has directed this committee to research a Public Safety Building is a confirmation in itself that they are quite satisfied with the services provided by the Fire Department and suggesting that something is amiss or other alternatives is counterproductive to trying to get this funded by the public when it may look like the city is trying to dump the fire department or not provide or combine the services with the Borough. He acknowledged that supporters of the Borough have talked about it in the past but he did not feel there was any notion for the city to change the way they deliver fire services and he did not believe it was fair to the residents of Homer or the Borough. He has been approached by a few people asking what is going on, he was blind-sided by this memo.

Chair Castner responded that he was surprised that Chief Painter did not have this on his radar since he has been approached by a number of people several of them being firefighters not necessarily volunteer fire personnel. He added that the memorandum did note that it was outside the committee purview. He believes that this is a policy matter that should be decided by Council.

Mayor Wythe commented that the only thread she has heard was from Walt right before he left that there was some talk from the Borough Mayor but she does not recall Council ever talking about the issue.

Chief Robl had no comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:42 p.m. The next regular meeting will be **TUESDAY, FEBRUARY 17, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____